

**SOUTH COOPER MOUNTAIN**  
**(TAX LOT 200, MAP 2S 1 6)**  
**DESCRIPTION**  
**August 20, 2015**

A tract of land in the northeast one-quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, City of Beaverton, Washington County, Oregon, said tract being described as follows:

Beginning at a 5/8-inch iron rod with a yellow, plastic cap inscribed "Hill LS2821" marking the northeast corner of the west one-half of the northeast one-quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian; thence S.02°06'35"W. along the east line of the west one-half of the northeast one-quarter of said Section 6, a distance of 2,322.33 feet to the northerly right-of-way line of S.W. Scholls Ferry Road, being 49.00 feet from centerline, and a point of non-tangent curvature; thence southwesterly along said northerly right-of-way line on the arc of a 1,481.39 foot radius curve left (the radius point of which bears S.07°56'00"E.) through a central angle of 5°26'15", distance of 140.58 feet (chord bears S.79°20'52"W., a distance of 140.53 feet); thence continuing along said northerly right-of-way line S.76°37'45"W., a distance of 257.90 feet; thence leaving said northerly right-of-way line N.58°22'41"W., a distance of 48.71 feet to the easterly right-of-way line of S.W. 175<sup>th</sup> Avenue (CR 3110), being 49.00 feet from centerline; thence tracing said easterly right-of-way along the following courses: N.13°22'15"W., a distance of 274.56 feet to the point of curve left of a 1,174.00 foot radius curve; thence along the arc of said curve left through a central angle of 29°09'38", a distance of 597.50 feet (chord bears N.27°57'04"W., a distance of 591.08 feet); thence N.42°31'53"W., a distance of 157.69 feet to the point of curve right of a 1,251.00 foot radius curve; thence along the arc of said curve right through a central angle of 44°40'09", a distance of 975.31 feet (chord bears N.20°11'48"W., a distance of 950.80 feet); thence N.02°08'16"E., a distance of 619.97 feet to the north line of the northeast one-quarter of said Section 6; thence S.88°21'08"E. along said north line, 1,268.78 feet to the Point of Beginning;

**AND INCLUDING** the following described tract of land:

Commencing at the S.W. Scholls Ferry Road centerline Station 122+98.50, as centerline is shown on Survey No. 32411, Washington County Survey Records; thence N.76°37'45"E. along said centerline, a distance of 206.59 feet; thence leaving said centerline S.13°22'15"E., a distance of 80.00 feet to the southerly right-of-way line of S.W. Scholls Ferry Road and the TRUE POINT OF BEGINNING of the tract herein described; thence tracing said southerly right-of-way line along the following courses: N.76°37'45"E., a distance of 31.93 feet; thence N.13°22'15"W., a distance of 13.00; N.76°37'45"E., a distance of 171.34 feet;

thence leaving said southerly right-of-way line S.46°08'38"E., a distance of 64.43 feet to the westerly right-of-way line of S.W. Roy Rogers Road (CR 3150), being 87.00 feet from centerline, and a point of non-tangent curvature; thence southeasterly along said westerly right-of-way line on the arc of a 294.97 foot radius curve right (the radius point of which bears S.85°35'57"W.) through a central angle of 4°34'23", a distance of 23.54 feet (chord bears S.02°06'51"E., a distance of 23.54 feet) to the northerly right-of-way line S.W. Scholls Highway 210 (CR 348), being 30.00 feet from centerline; thence N.87°59'12"W. along said northerly right-of-way line, a distance of 242.23 feet to the True Point of Beginning.

**AND INCLUDING** the following described tract of land:

Commencing at the S.W. Scholls Ferry Road centerline Station 122+98.50, as centerline is shown on Survey No. 32411, Washington County Survey Records; thence N.76°37'45"E. along said centerline, a distance of 684.08 feet; thence leaving said centerline S.13°22'15"E., a distance of 55.00 feet to the southerly right-of-way line of S.W. Scholls Ferry Road and the TRUE POINT OF BEGINNING of the tract herein described; thence N.76°37'45"E. along said southerly right-of-way line, a distance of 192.58 feet to the point of curve right of 1,377.39 foot radius curve; thence continuing along said southerly right-of-way line on the arc of said curve right through a central angle of 0°13'49", a distance of 5.54 feet (chord bears N.76°44'40"E., a distance of 5.54 feet) to the northwesterly right-of-way line of S.W. Scholls Highway 210, being 25.00 feet from centerline; thence S.59°11'32"W. along said northwesterly right-of-way line, a distance of 309.20 feet; thence leaving said northwesterly right-of-way line N.02°40'02"E., a distance of 38.58 feet; thence N.43°48'57"E., a distance of 102.58 feet to the True Point of Beginning.

**AND INCLUDING** the following described tract of land:

Beginning at a point on the east line of the west one-half of the northeast one-quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, which point bears S.02°06'35"W., a distance of 2,448.66 feet from the northeast corner of said west one-half of the northeast one-quarter and being on the southeasterly right-of-way line of S.W. Scholls Highway 210, being 25.00 feet from centerline; thence S.02°06'35"W. along said east line of the west one-half of the northeast one-quarter, a distance of 91.40 feet to the northwesterly right-of-way line of Unnamed County Road 746, being 25.00 feet from centerline; thence S.59°00'00"W. along said northwesterly right of way line, a distance of 211.50 feet to the northerly right-of-way line of S.W. Friendly Lane (CR 348); thence N.87°59'12"W. along said northerly right-of-way line, a distance of 149.46 feet to said southeasterly right-of-way line of S.W. Scholls Highway 210, being 25.00 feet from centerline; thence N.59°11'32"E. along said southeasterly right-of-way line, a distance of 316.52 feet to the point of curve right of a 691.20 foot radius curve; thence continuing along said southeasterly right-of-way line on

the arc of said curve right through a central angle of  $5^{\circ}49'57''$ , a distance of 70.36 feet (chord bears  $N.62^{\circ}06'30''E.$ , a distance of 70.33 feet) to the Point of Beginning.

**AND INCLUDING** the following described tract of land:

Beginning at a point on the east line of the west one-half of the northeast one-quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, which point bears  $S.02^{\circ}06'35''W.$ , a distance of 2,599.74 feet from the northeast corner of said west one-half of the northeast one-quarter and being on the southeasterly right-of-way line of Unnamed County Road 746, being 25.00 feet from centerline; thence  $S.02^{\circ}06'35''W.$  along said east line of the west one-half of the northeast one-quarter, a distance of 55.54 feet to the northerly right-of-way line of S.W. Friendly Lane (CR 348), being 30.00 feet from centerline; thence  $N.87^{\circ}59'12''W.$  along said northerly right of way line, a distance of 85.38 feet to the southeasterly right-of-way line of said Unnamed County Road 746; thence  $N.59^{\circ}00'00''E.$  along said southeasterly right-of-way line, a distance of 101.94 feet to the Point of Beginning.

Contains 54.69 acres, more or less.

